

Doc. # 4880
4/9/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-83
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Nging Toy Wong family has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-83 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Nging Toy Wong be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-83 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-83 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to enter into a License with the Authority for the purpose of early entry into 406-408 Harrison Avenue for the purpose of stabilizing the structure. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the authority from any liability and/or damage, resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.

5. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: YU CHU WONG

b. Address and ZIP Code of Redeveloper: 230 HARRISON AVE, APT 401
BOSTON, MA 02111

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)in SOUTH END URBAN RENEWAL AREA
(Name of Urban Renewal or Redevelopment Project Area)in the City of BOSTON, State of MASSACHUSETTS,
is described as follows²400-400 HARRISON AVE
BOSTON
PARCEL 55-53

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as _____
- ☐ A business association or a joint venture known as _____
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 83R-0887

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$ 256,500
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
1 st FL RETAIL SPACE 900 sq ft	700.00	
2 nd FL 3 BR APT 700 sq ft	800.00	
3 rd FL 3 BR APT 700 sq ft	800.00	
4 th FL 4 BR APT 900 sq ft	OWNER OCCUPY	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 2/27/87

Dated: _____

Z. L. W. A. S.

Signature

Signature

Title

Title

130 Harrison Ave #A801 Boston, MA 02111

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: YU CHU WONG

b. Address and ZIP Code of Redeveloper: 230 HARRISON AVE, APT A801
BOSTON, MA 02111

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in SOUTH END URBAN RENEWAL AREA
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS
is described as follows:

406-408 HARRISON AVE
BOSTON
PARCEL SE-83

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

A LOAN WILL BE OBTAINED FROM THE BANK FOR 80% OF THE REDEVELOPMENT COST. THE DEVELOPMENT WILL BE MIXED COMMERCIAL AND RESIDENTIAL DWELLINGS.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

STATE STREET BANK AND TRUST COMPANY

PO BOX 1351

BOSTON, MA 02104

AMOUNT

\$ 41,185.13

THE FIRST NATIONAL BANK OF BOSTON

200 BECKLEY ST

BOSTON, MA 02118

42,576.59

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:
10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:
11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:
- a. Name and address of such contractor or builder:
- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO
If Yes, explain:
- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT \$	DATE TO BE COMPLETED
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PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNT\$DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:
13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO
- If Yes, explain.
- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO
- If Yes, explain.
14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I, Neil

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 2/27/87

Dated: _____

Neil

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
617 722-4300

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J (CHAPTER 7 OF THE GENERAL LAWS)

- (1) Location: 406-408 HARRISON AVE BOSTON
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: RD - 140 - 1400
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

- (5) The undersigned also acknowledged and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signed: _____

Date: _____



§ 40J. Disclosure statements of persons having beneficial interest in real property

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12

1980 Enactment. St.1980, c. 579, § 12, was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See also, note under § 39A of this chapter.

Library References

States — 49.

C.J.S. §§ 145, 149, 150.

INTER-OFFICE COMMUNICATION

TO RICARDO MILLETT
FROM ROBERT MC GILVRAY
DATE MARCH 31, 1987
SUBJECT PARCEL SE-83 / RECOMMENDED DESIGNATION

The final interviews have been conducted with the Kaplan family and the Paul Sullivan Housing Trust, with the following results:

Al and Janice Kaplan, Randolph

The Kaplans have been business tenants of the BRA for 10 years at this location, operating Harry's Tavern, a fully licensed establishment at the street level only.

The Kaplans report that they originally lived in the South End, but for many years have lived in Dorchester and now reside in Randolph, MA. They do not seem to qualify as local residents. Mr. Mulhern and Mr. Daly of our staff have reported that the Kaplans are qualified as Business Relocates of the Authority.

The proposed development involves the renovation of the Tavern by adding a Deli for food service, although Mr. Kaplan indicated that he might put in a steam table for hot meals.

The residential use proposed is three housing units, to be rented at \$675 to \$735 per month. Mr. Kaplan said he would consider Section 8 tenants.

Financing is to be achieved through an unnamed or untitled FHA program. The Kaplans have enough financial resources to carry their plan through to completion. The Kaplans were and are considered serious applicants for this property. However, the following must also be noted:

- o A petition, bearing the names of 49 residents of the immediate neighborhood, and indicating strong opposition to the restoration of the Tavern or any other business function at the first floor of this building, was received by Ricardo Millett on March 9, 1987. (attached)
- o The Kaplans, operating Harry's Tavern, have not paid a water bill to the Water and Sewer Commission, since 1980-1981. The current total arrearage is almost \$28,000.00, including interest. I am informed that business tenants of the Authority are expected to pay for their own water and sewer and utilities, and repairs, in exchange for low rents.

Paul Sullivan Housing Trust

The Housing Trust submitted an excellent proposal to create 12 lodging rooms and one apartment for a live-in manager, and indicated strong financial resources. During our review process, Maria Faria was informed by Gladys DeCosta and Robert Walsh, both of whom are Directors of the Housing Trust and both of whom have immediate neighborhood identification, that the Paul Sullivan Housing Trust would be in favor of a local Chinese family, (whom they understood were qualified as a family who had been displaced by the Authority), being awarded the designation.

At a final review meeting between our staff and Valerie M. Dionne-Lanier and Roy Morrison of the Housing Trust, Ms. Dionne-Lanier reported that such a vote had indeed been taken, and that the Housing Trust stood ready to assist the selected Chinese family in any way they could.

Nging Toy Wong

The Wong family have been relocated from 406-408 Harrison Avenue into housing at 230 Harrison Avenue. Their development proposal calls for 3 residential apartments and one store. Subsequent to a meeting with the Wong family, held in our offices on March 23, 1987, the Wong family has agreed to convert the commercial use on the first floor, to a 2 or 3 bedroom 'affordable' unit.

The Wong family are qualified in the following areas:

- a. Qualified relocatee
- b. Agree to Early Entry License to repair the damaged property.
- c. Have an architect (Paul Curtis) and several contractors who are prepared to assist on emergency repairs and subsequent rehabilitation
- d. Have the financial background and apparent ability to secure construction and permanent financing.

Summary

Based on the above, it is my recommendation that the Nging Toy Wong family be recommended for Tentative Designation of 406-408 Harrison Avenue, and be granted an Early Entry License to repair the building, all in the usual Authority-approved form.

I will prepare an Authority memo for your review.

cc: Faria, Fong, Maistros, Dexter, Coyle

February 26, 1987

RECEIVED
MAR - 2 1987
And

Page 1 of 4

Mr. Ricardo Millett
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

MAR - 2 1987

Dear Mr. Millett:

As the building on 406-408 Harrison Ave. (Parcel SE-83) has been advertised for redevelopment, we, the residents of the E. Berkeley Street and Harrison Avenue, would like to express our concern over the development of this building.

We are strongly against the restoration of the tavern, or maintaining the first floor of this building for any other business function. We request BRA to select a developer who will convert the first floor into a residential unit. We are not in the interests of preventing anyone from making a living; however, we do care for our safety, security, and well-being, especially for the women and children.

As you may recall, this block (except the subject building) has just gone through renovation in the past few years as part of BRA's South End Urban Renewal Project. All of the previous commercial spaces have been transformed into residential units. This block now consists of 100% residential units of which many are families with young children. A commercial unit simply does not fit in this block nor is compatible with the neighborhood.

We can still recall vividly the days before the Harris Tavern was closed down by the fire in December 1986. Besides the parking problem created by the surge of customers to the tavern, other problems existed: vandalism of motor vehicles, littering of beer bottles, and the uncivilized act of urination on our walls and automobiles. It was true that some of those incidents would have occurred regardless of the existence of the tavern; however, the tavern had undoubtedly attracted many walks of life, including guests from the Pine Street Inn, and made the situations much worse.

We hope that you understand our request, and your cooperation will be very much appreciated.

Best Regards,

Residents of the E. Berkeley St. and Harrison Ave.

cc. Ms. Maria Faria - Dudley Office, 2406 Washington St. Roxbury,
MA 02119

Residents of the E. Berkeley St. and Harrison Ave.

NAME

ADDRESS

NAME	ADDRESS
Shuman Chan	211 E. Berkeley St #1
...	...
Butt Chan Chan	...
Lee Chan	#3
Lu Ping Chan	#2
...	#3
Yau Chan	#2
Loan Lung	#2
Sek Chun Cheung	...
John L. Cheung	...
Harn Keen Low	#1
...	...
Hog Kow Lee	...
...	...
...	...
...	...
...	...
Mei Kuen Tam	...

Gordon & Lee 219 E Berkeley St Boston MA 02118
 Tony & Lee
 Bob & Mary 219 E Berkeley St Soto MA 02118

Wai Ching Chong & F. F. Leung St. Joseph's - 0211

Shanghai 1907

Pak Lee Rg 221 E. Berkeley St. Boston 02108 Apt 3

Kingata

[Faint handwritten notes at the bottom of the page]

② HAN KIM HANG 221 E. Berkeley St. Apt. 2 Boston CA 02115

CHAN LUNG WEN 221 E. Berkeley ST. Apt. 2

She Chan Kee 221 E. Berkeley St. Apt. 4 —

Lin Pak 221 E. Berkeley St. Apt. 1 Boston 0211

Hedyscymma = *Balanus*

DAK to CHOW 211 E. Berkeley Street, Apt. 2.

Sum of Taxes 3.

Wang Gao Guang 211 E. Berkeley St. 4

Golden China

Residents of the E. Berkeley St. and Harrison Ave.

NAME

ADDRESS

Wan Kw 225 E. Berkeley St. #3 Boston, MA 02118

Bing Juan Li 225 E. Berkeley St #2 Boston MA 02118

Bing Wen Li 225 E BERKELEY ST APT #2 BOSTON MA 02118

Bing Zhao Liang 225 E BERKELEY ST APT 1 BOSTON MA 02118

Ming Kai Lam 40 Harrison Ave. 1st Fl Boston MA 02118Sun Wing Tang 40 3rd Fl.Paul Chu 40 2nd Fl.Yang Jia Zhou 40 1st Fl

Joel Ng 44 Harrison Ave 1 Beech Hill, Boston

Tom Lee 414 2.

Tung Kai Young 414 1.

TO: Robert McGilvary
FROM: Joan Smith
DATE: March 3, 1987
SUBJECT: Verification of Displacement/ Applicants for Parcel SE-83

Of the eight names and current addresses which you forwarded, only one applicant could be identified as being displaced by urban renewal- Nging Toy Wong, who relocated to 230 Harrison Avenue.

To be completely fair perhaps all applicants should be asked again (if they responded that they had been displaced) to provide the address and year of their displacement. To date, no other names matched.

If they were not head of household when displaced, the displacement address would be needed. Also, legal name at time of displacement is necessary if there has been a change.

Please call if you have questions, or more information. If you want me to contact them, I'd be glad to.



PAUL SULLIVAN HOUSING TRUST

250 Ashmont Street
Dorchester, MA 02124

Director
Valerie M. Dionne-Lanier

(617) 436-4855

Assistant Director
Ann L. Slattery

March 27, 1987

Mr. Ricardo Millett
Assistant Director for
Neighborhood Housing and Development
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

RECEIVED

APR 07 1987

Ans'd.....

Dear Mr. Millett:

This letter is in regards to our meeting of yesterday, concerning Parcel SE-83 (406-408 Harrison Avenue) in the S.E.N.H.I. Program.

We certainly understand the difficult position of the B.R.A. in this designation process, and respect your priority towards displaced residents. Perhaps no other agency in Boston understands the trauma of displacement as well as we do.

As a result of our meeting, and our own mandate, we would like to formalize our decision to withdraw our application for Parcel SE-83, in favor of the displaced residents. Also as stated in our meeting, we will be happy to provide whatever technical assistance as is necessary should they need it.

We will also be investigating 1734-40 Washington Street (Parcel SE-72), as a potential development site.

As you know, the Sullivan Trust is committed to developing 100-150 units of permanent and affordable housing for Boston's homeless men and women, over the next two years. To this end, we have/will be applying to the City's Public Facilities Department regarding two city-owned parcels. The specific properties are both abandoned former nursing homes, located on 214 Harvard Street in the Franklin Field section of Dorchester, and 32 Moultrie Street in the Codman Square section of Dorchester.

We are very appreciative of your agency's support of the Sullivan Trust's work, and look forward to working with the B.R.A. in the future.

Thank you for your time and consideration.

"Hospitality consists in a little fire, a little food and an immense quiet."

EMERSON

Sincerely,

Valerie M. Dionne-Lanier

Valerie M. Dionne-Lanier
Director

Roy C. Morrison

Roy C. Morrison
Development Planner

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR COMMUNITY DEVELOPMENT, AND
ROBERT MC GILVRAY, CHIEF OF REHABILITATION

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, TENTATIVE
DESIGNATION AND EARLY ENTRY LICENSE TO REPAIR, PARCEL SE-83,
406-408 HARRISON AVENUE.

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY TENTATIVELY DESIGNATE THE NGING TOY WONG FAMILY, OF 230 HARRISON AVENUE, BOSTON, AS THE REDEVELOPER OF THE BUILDING AT 406-408 HARRISON AVENUE. THE BUILDING HAS BEEN ADVERTISED FOR EMERGENCY DEVELOPMENT BECAUSE OF A MAJOR MASONRY FRACTURE AT THE SIDEWALK LINE, AND A DISASTROUS FIRE THAT HAS GUTTED MUCH OF THE INTERIOR FRAMING AND ROOF. IT IS ALSO REQUESTED THAT THE AUTHORITY GRANT PERMISSION FOR EARLY ENTRY FOR THE PURPOSE OF STABILIZING THIS VACANT STRUCTURE.

Parcel SE-83 was acquired by the Authority on May 25, 1976 as part of a plan to widen East Berkeley Street. The residential tenants were relocated and the building was occupied at the first floor only, by a commercial tavern. The buildings along East Berkeley Street are now scheduled to remain for rehabilitation purposes. The building contains approximately 900 square feet on each of four floors, and was subject to a major fire on December 26, 1986. The fire and subsequent engineering inspection has caused the emergency disposition activity.

The parcel was advertised in the Boston Herald on February 2, 1987, and the South End News on February 5, 1987, and eleven interested developers responded with proposals.

The staff has thoroughly reviewed each proposal and has recommended the Nging Toy Wong family, who are qualified as redevelopers and who are also relocatees from Authority action at this very same building.

The Wong family has proposed to rehabilitate the four story masonry building into four rental units, one of which will be owner-occupied, and one of which will be set aside as an affordable unit for a local family. Rehabilitation costs have been estimated at \$230,000.00 and the Wong family has engaged a local architect, Paul Curtis, who has done some preliminary planning for the building.

The Wong family have also, as part of the tentative designation, agreed to execute an early entry license to enter the building and perform the emergency repairs. The family will submit final working drawings for the project, which will conform to the Authority's Standards and Guidelines, the South End Landmarks Protection District Guidelines, and the South End Urban Renewal Plan.

It is therefore recommended that the Authority tentatively designate the Nging Toy Wong family of 230 Harrison Avenue, Boston, as redeveloper of Parcel SE-83, 406-408 Harrison Avenue. It is also recommended that the Wong family be granted permission for early entry for purposes of performing emergency repairs to the structure.